

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: June 17, 2021

RE: Development Variance Permit Application — Electoral Area “E”
210-290 Anna Avenue, Naramata (E-00630.000)

Administrative Recommendation:

THAT Development Variance Permit No. E2021.025-DVP, an application to vary the height of an accessory building at 290 Anna Ave. in Naramata, be approved.

Proposed Development:

This application is seeking a variance to the maximum height for an accessory building or structure that applies to the subject property from 4.5 metres to 6.5 metres in order to facilitate the development of a “parkade” structure.

In support of this request, the applicant has stated that “the [proposed] garage building provides an attractive face to the adjacent 10.0 m blank wall, and creates an internal courtyard which allows for trees, greenery and useable outdoor space on this post-industrial, brownfield site.”

Site Context:

The subject property is situated at the south-west corner of the intersection of Anna Avenue and 3rd Street on a lot that is approximately 1.79 ha in area and which is bordered by the First Street to west and Robinson Avenue to south. The property is currently being subdivided from the former BC Tree Fruits fruit packaging facility site and has comprised vacant land for many years.

Surrounding land uses are predominantly residential with single dwellings located to the east, Park (PR) to north and west, and Naramata Village Centre (NVC) to the south.

Background:

The current boundaries of the subject property date to a plan of subdivision that was deposited with the Land Title Office in Kamloops on October 4, 1989. Available Regional District records indicate that building permits have previously been issued for a fruit packaging facility (1981) and additions to it in 2018.

Under the Electoral Area “E” Official Community Plan (OCP) Bylaw No. 2458, 2008, the property is designated Naramata Village Centre (NVC), and is subject to a Naramata Village Centre Development Permit (DP) Area. Under the Electoral Area “E” Zoning Bylaw No. 2459, 2008, the property is zoned Naramata Village Centre (NVC), which lists multi-dwelling units as a permitted principal use.

A two-lot subdivision application was applied with Ministry of Transportation and Infrastructure in February 2020 in order to subdivide existing multi-dwelling strata from the remainder of the parcel.

BC Assessment has classified the property as part “Light Industry” (Class 05) and part “Business and Other” (Class 06).

Public Process:

Adjacent property owners will have received notification of this application with written comments regarding the proposal being accepted until the commencement of the regular Board meeting. Any comments will be on the agenda as separate item.

Analysis:

Regulating the height of accessory structures through the Zoning Bylaw is done to ensure that a building does not impact the shade and outdoor privacy of adjacent properties, or views to significant landmarks, water bodies or other natural features.

Building height is also an important component of the built form of a neighbourhood and, depending upon the location of an accessory structure (i.e. near a street frontage) an excessive height can have an impact upon established streetscape characteristics.

When assessing variance requests a number of factors are taken into account, including the intent of the regulation, the presence of any potential limiting physical features on the subject property, established streetscape characteristics and whether the proposed development would have a detrimental impact upon the amenity of the area and/or adjoining uses.

In this instance, Administration notes that the proposed parkade is to be situated immediately adjacent a larger commercial building (“Wine Vault”), that the other three frontages to the property are roads and, as a result, no adjacent uses should be adversely impacted by the proposed height variance by loss of privacy, overshadowing or impact on views.

Similarly, given the height and location of the adjacent “Wine Vault” building, the proposed parkade is unlikely to adversely impact the built form of the neighbourhood given its height and visual impact on the streetscape of 1st & 3rd Streets will be less than the “Wine Vault”.

While there are no apparent physical limitations associated with this property that would warrant an increase in height for an accessory structure, Administration also recognizes that it is unusual to have a separate height allowance for accessory structures in such a mixed-use Town/Village Centre zone and will be reviewing this as part of the drafting of a new single zoning bylaw for the South Okanagan Electoral Areas.

Conversely, the applicant could redesign the proposed parkade structure to comply with the prescribed maximum height allowance in the NVC Zone.

Nevertheless, and for these reasons outlined above, Administration supports the requested variance and is recommending approval.

Alternatives:

1. That the Board deny Development Variance Permit No. E2021.025-DVP; OR
2. That the Board defer consideration of the application and it be referred to the Electoral Area “E” Advisory Planning Commission.

Respectfully submitted



Attachments:

No. 1 – Site Photo (Google Streetview)

No. 2 – Aerial Photo (2017) File No: E2021.025-DVP

C. Garrish, Planning Manager

Attachment No. 1 – Site Photo (Google Streetview)



Attachment No. 2 – Aerial Photo (2017)

